

SURVEY SAVVY

A Context for Best Practices

Marie Nelson
State Historian II
OHP-Survey/CLG
Coordinator

www.ohp.parks.ca.gov

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What is a Historical Resources Survey ?

- **Systematic process** for
 - *Gathering information* about a community's historical resources.
 - *Identifying* and
 - *Evaluating* the quantity and quality of historical resources for *land-use planning purposes*.



What is a historical resource?

- National Register
- California Register
- CEQA
- Local criteria



National Register Criteria

- Buildings, Structures, Objects, Sites, Districts
- Local, State, or National significance
- in American history, architecture, archeology, engineering, and culture

California Register Criteria

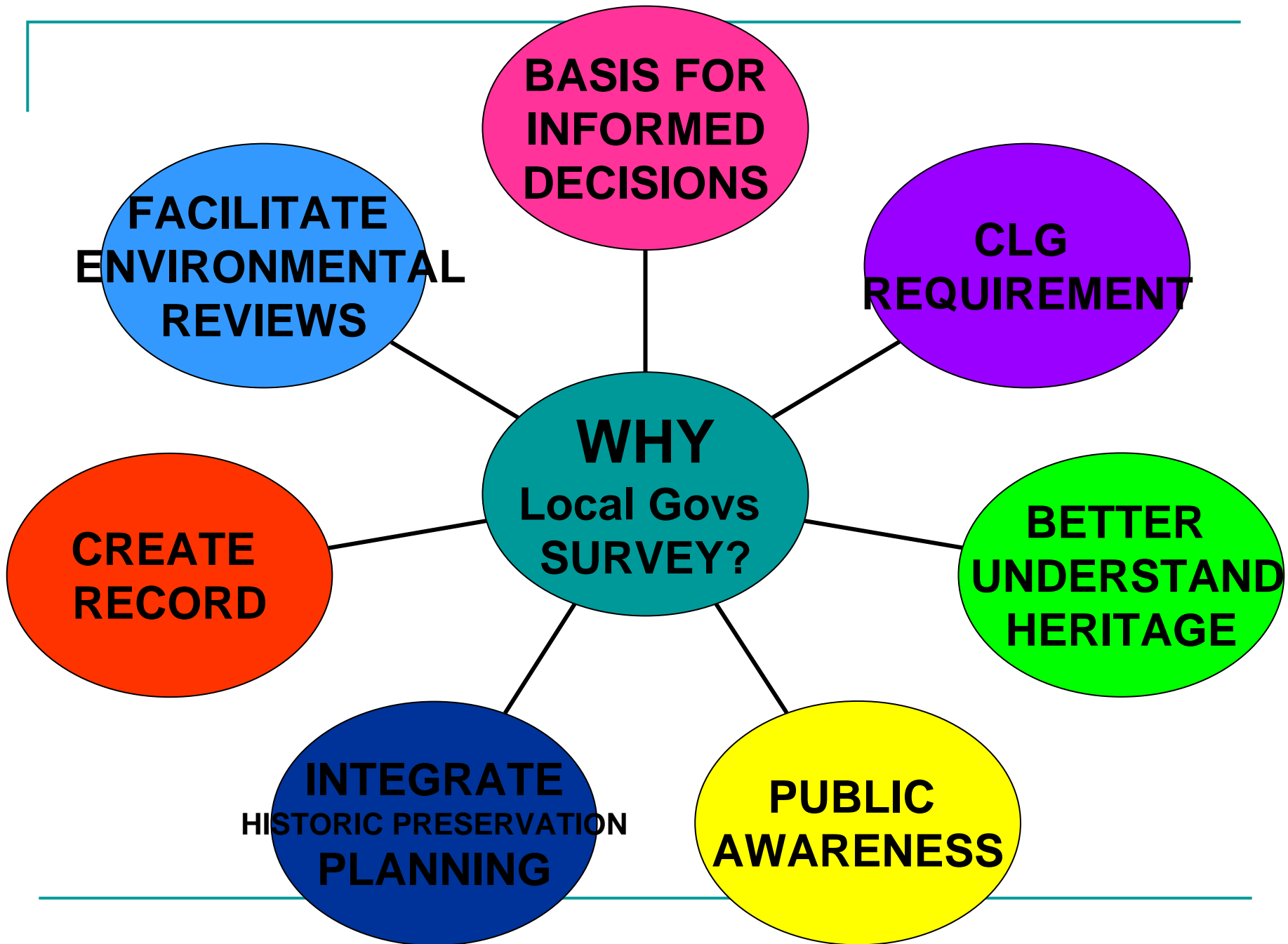
- Buildings, Structures, Objects, Sites, Districts, Area, Place, Record, or Manuscript
- Historically or Archaeologically significant
- Significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

CEQA Criteria

- Resource listed in or determined eligible by the SHRC for listing in the **California Register**
- Resource included in a **local register** of historical resources, or
- Resource identified as significant in an **historical resources survey** (status codes 3-5) shall be presumed to be historically or culturally significant
- Any B,S,O,S,A,...which a lead agency determines to be historically significant...

Why do Local
Governments do
surveys?







- ✓ **National Register**
- ✓ **California Register**
- ✓ **Local Criteria**

Surveys: A Multi-Purpose Tool

How is survey
information used
by Local
Governments?



**Historic
Preservation**

**Zoning
&
Planning**

**Disaster
Planning
&
Response**

**Environmental
Review
Sec 106
CEQA**

**HOW
Is Survey Data
USED?**

**Transportation
Planning**

**Heritage
Tourism
Initiatives**

**Community
Development**

**Affordable
Housing
&
Adaptive
Reuse**

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Zoning and Planning

- Historic Districts
- HPOZs
- Conservation Districts
- Zones for development
- Design Guidelines and Review
- Infill standards
- Streamlining Permits
- Historic Building Code

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Historic Preservation

- Local designations
- Nation, state and local registers nominations
- Facilitate use of Federal Historic Preservation Investment Tax Credits
- General Plan Element
- Preservation Ordinance

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Environmental Reviews

- CEQA
- Local Preservation Ordinance
- Permit Review Process
- Section 106 for federally funded, licensed, and permitted projects including cell towers

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Heritage Tourism Initiatives

- Develop and enforce *Design Guidelines* to retain the character of historic districts and neighborhoods
- Develop walking/driving bicycle tours of historic areas
- Promote and develop business uses compatible with historic districts
- Prescribe Maintenance Practices
- Identify Compatible Adaptive Reuse

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Community Development

- Foster pride of place and appreciation of cultural heritage
- Maintain and enhance property values
- Establish eligibility for federal funding and tax incentives
- Provide economic incentives to promote conservation and preservation
- Sustain or improve quality of life by maintaining neighborhood character
- Identify zones for redevelopment & revitalization

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Reuse**

Affordable Housing and Adaptive Reuse

- Establish eligibility for federal funding and tax incentives
- Identify buildings suitable for Adaptive Reuses
- Develop plans for the adaptive reuse of existing housing stock
- Develop design guidelines for compatible infill for historic and conservation districts or neighborhoods
- Prescribe Maintenance Practices

Historic
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&
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&
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HOW
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Planning

Heritage
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Initiatives

Community
Development
&
Revitalization

Affordable
Housing
&
Adaptive
Reuse

Transportation Planning

- Know where the historic resources are before planning transportation paths.
- Identify existing infrastructure that is underutilized and/or will need to be upgraded with adaptive reuse.
- Plan to avoid adverse impacts to historic districts and neighborhoods when possible.

Historic
Preservation

Zoning
&
Planning

Disaster
Planning
&
Response

Environmental
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Sec 106
CEQA

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&
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Adaptive
Reuse

Disaster Planning & Response

- Identify significant historic resources before disaster strikes.
- Response to disaster is different for historic buildings.
- PRC 5028 - NR/CR/Local Registers
- Prevents demolition of buildings that could /should be preserved.

Surveys = Foundation upon which
preservation planning is built.



What information
do surveys need to
provide to be most
useful to local
governments?



Need to Know

- What resources are there?
 - Where are they?
 - Why are they significant?
- What are the character-defining features?
- How do they need to be treated?

How do we get started?

- ✓ Funding?
- ✓ Survey goals?
- ✓ Survey what?
- ✓ Survey where?
- ✓ Who will do what?
- ✓ Public Involvement?



Reconnaissance Survey Goals

- **Identify** the kinds of historic properties within the surveyed area
- **Identify** neighborhoods or potential historic districts - concentration of historic resources
- **Identify** areas where no historic resources are present
- **Identify** potentially significant individual buildings or areas which merit further identification and evaluation

Intensive Level Survey Goals

- ❖ **Document** all historic buildings, structures, sites, objects and potential districts in *sufficient detail* to allow for *informed land use planning decisions*. (OHP)
- ❖ **Document** ... to permit their *evaluation* and *registration* in the NR or a state or local equivalent. (NR Bulletin #24)
- ❖ **Define** essential physical features, also called *character-defining features*, that must be present to represent the property's significance. (Environmental Review)

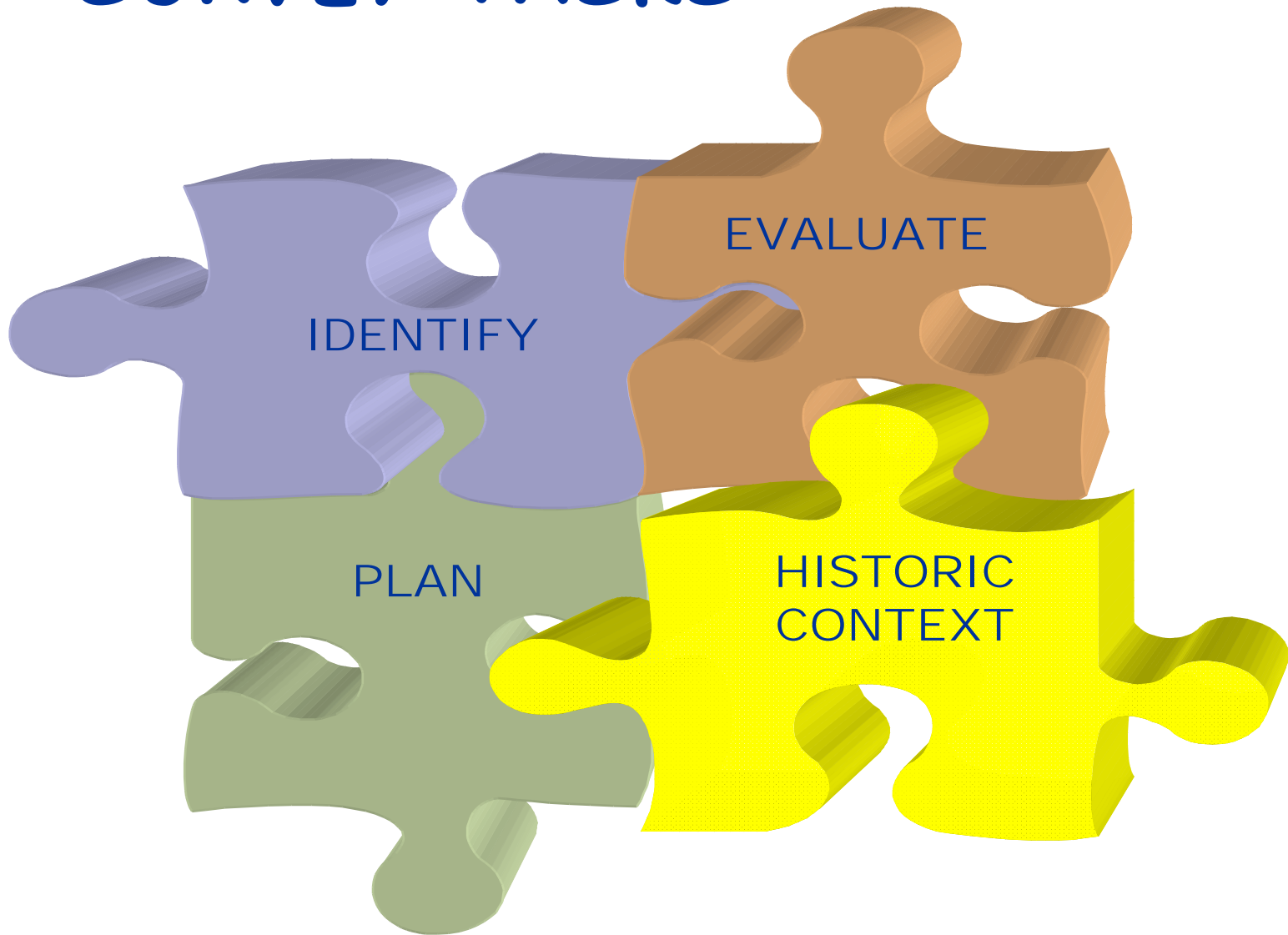
Context- Based Surveys

- When the context identifies the criteria for significance and establishes integrity thresholds,
- enough information may be available to make a determination for land-use planning purposes.
- When there is sufficient information available to make a defensible evaluation of significance for land use planning purposes, it is appropriate assign a status code.
- *Planning is different than designation*

Survey Update Goals

- Consider **significance** within additional contexts
- Evaluate with **current understandings** and methodology
- Fill in gaps in knowledge
- Evaluate **integrity** and **current condition**
- Evaluate as **contributor** to district or neighborhood
- Electronic database - public access

SURVEY TASKS



Assemble Project Team*



Planning Staff
HP Consultants
Volunteers

* Key team members should meet Secretary of the Interior's Professional Qualifications

PLANNING: Who Will Do What? When?

- Develop preliminary historic **context/s**
- Determine **survey boundaries**
- Perform pre-field **archival research**
 - Existing knowledge: maps, reports, building records, photos
 - Windshield survey of project area
- Identify **locations** of properties within period of significance
- Plan field survey **strategies**: style guides, templates, etc.
- Conduct **Field Work**: Photos, GPS, Descriptions, Maps
- Refine **Context/s**
- **Analyze** and Use data
- **Involve** Public

HISTORIC RESOURCE?



HISTORIC RESOURCE?



HISTORIC CONTEXTS

**Built
Environment**



History

**Patterns
Events
People
Values**



Describe the significant aspects
and broad patterns of an area's
history and cultural development

Historic Contexts

- *Synthesize* information about significant historical patterns, events, people, groups, and values
- *Identify* the properties types* and locational patterns which represent important historic patterns, events, people or groups
- *Identify* characteristics each property type needs to represent the property type within the context
- *Identify* eligibility and integrity thresholds
- *Facilitate* better understanding of relative importance of resources for initial study as well as planning purposes

- *Groupings of individual properties based on shared physical or associative characteristics

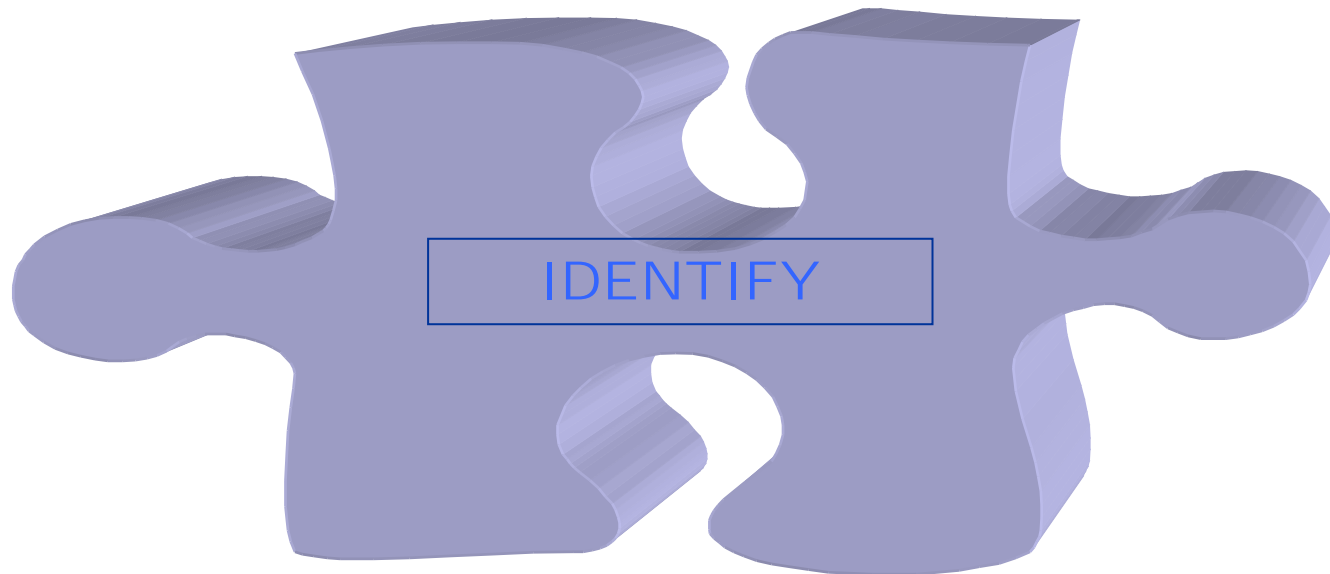
Historic Contexts also

- *Identify* additional Information Needs
- *Recommend* Goals and Strategies
- *Evolve* as additional information is acquired
- *Permit* development of plans for identification, evaluation, and treatment of resources even in absence of complete knowledge of individual properties.

CONTEXTS



For decisions about identification, evaluation,
registration and treatment of historic properties



Identify Properties - Field Survey

- Develop field guide of expected property types and styles
- Photograph buildings and significant landscape features
- Write architectural descriptions - use template for consistency
- Consider potential districts and boundaries
- Identify resources that merit further research or evaluation
- Identify properties that do *not* merit further attention

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____	Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) Salinas Valley Survey #1-20 (9/15/00)

P1. Other Identifier: Dadro Farmstead

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Monterey
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Gonzales Date 1955 (photo rev 1984) T 1 R 1 % of 1 % of Sec 1 B.M.

c. Address 27221 Old Stage Road City Gonzales Zip 93926


d. UTM: (Give more than one for large and/or linear resources) Zone 18 mE/ 18 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor parcel number: 223-031-005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Nestled against the south side of a row of mature pines is the Dadro farmstead. The primary residence originally faced El Camino Real North, but access is now from Old Stage Road. The farmstead complex consists of a primary residence, two bunkhouses, an equipment garage, a milk house and a dairy barn. According to owner Eddie Dadro, all the buildings were in place when he purchased the property in 1937.
Primary residence The residence is a one-storey, wood framed bungalow. It has a shingled gable roof and narrow horizontal lapped siding. Its primary façade is oriented toward El Camino Real and is not visible from Old Stage Road or from the drive in approach to the complex. The façade consists of a projecting gable, in which there are
See continuation sheet

*P3b. Resource Attributes: (List attributes and codes) HP3-multiple family property, HP33-farm/dairy HP4-ancillary buildings

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Dairy barn, view from north east, 2000 photo

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
1920-1925 E

*P7. Owner and Address:
Eddie Dadro, et al
P.O. Box 314
Gonzales, CA 93926

*P8. Recorded by:
Susan M. Clark & Holly L. Hooda
Clark Historic Resource Consultants
725 Monroe St., Santa Rosa, CA 95404
(707) 577-8393 fax (707) 570-2428

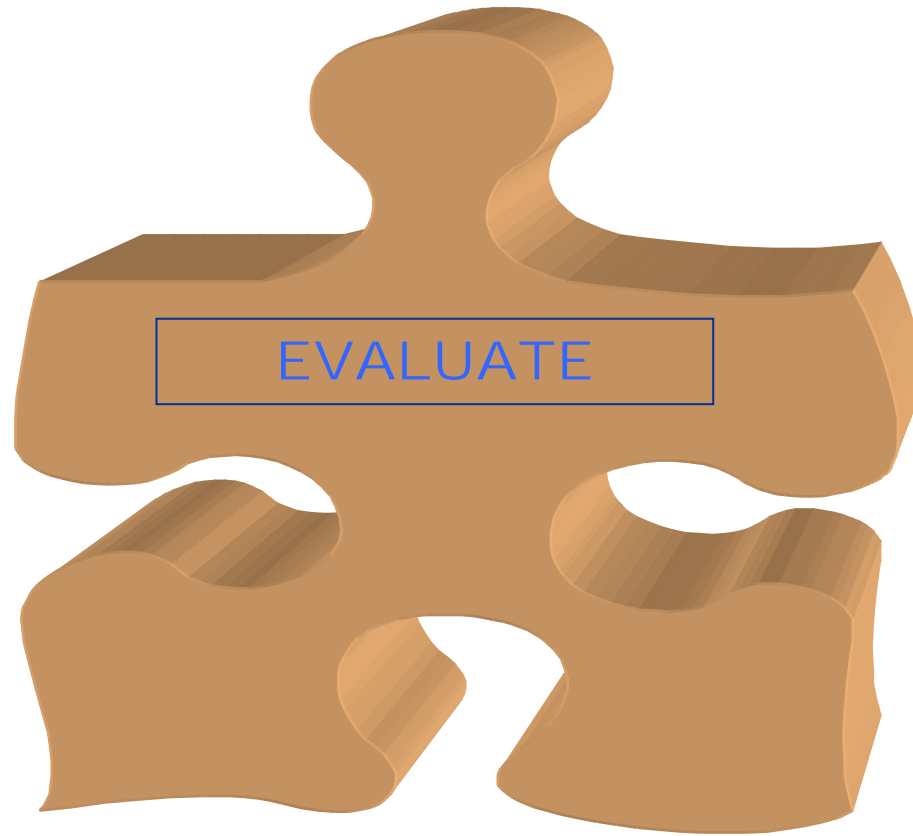
P9. Date Recorded: August 8, 2000

*P10. Survey Type: Reconnaissance
Survey of agricultural area

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") The Agriculturally Related Historic Resources Located in the Unincorporated Areas between Salinas and Soledad, Monterey County California

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other (List):

A photograph of a large, traditional thatched-roof building, likely a barn or warehouse, with a steep gable roof. The building is surrounded by trees and a dirt area in the foreground.



SIGNIFICANCE
INTEGRITY

SIGNIFICANCE

- The property is associated with or has:
 - Significant historic events or patterns of development
 - important person/s
 - distinctive physical characteristics
 - information potential
- Comparison with other properties similar in function, form or style
- Comparison with other properties associated with the same context

INTEGRITY

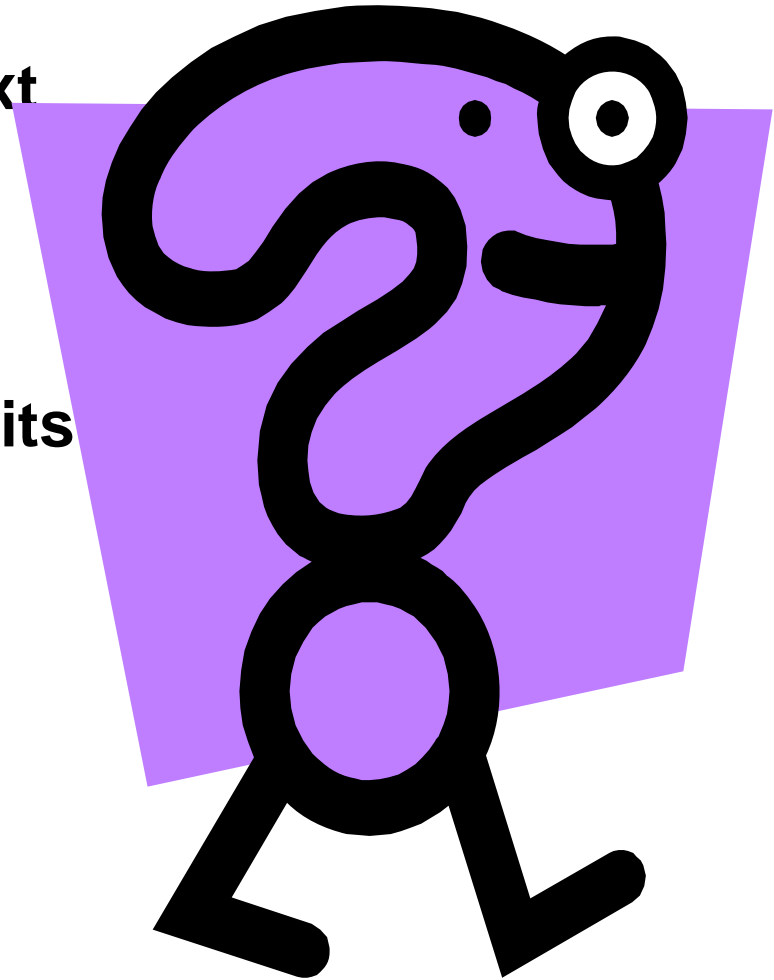
- The resource retains sufficient historic fabric and character-defining features to convey its historical significance
- The resource would be easily recognizable by someone who knew the resource during its period of significance.
- Note: Multiple contexts/multiple periods of significance...
- 7 aspects of integrity – which are vital depends on why the resource is significant

INFORMATION NEEDED TO EVALUATE PROPERTIES*

- Adequately developed historic contexts, including identified property types
- Sufficient information about the appearance, condition and associative values of the property to
 - Classify property type
 - Compare its features or characteristics with those expected for its property type
 - Define boundaries and location of property
 - Assess integrity
 - Assign Status Code

EVALUATION PROCESS

- What property type and context does the property represent?
- What criteria are applicable?
- Does it have the expected features or characteristics for its type?
- What is its significance in the historical context?
- Is it a contributor to a district?
- Does the property possess the integrity characteristics for its property type within the defined context?



HISTORIC CONTEXTS

SIGNIFICANCE

EVALUATIONS

INTEGRITY

B10. Significance: Theme: Residential Development Area: South

Mission

???

Period of Significance: 1887

Applicable Criteria: N/A

Property Type: Residential

WHAT is the Context?

Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

WHAT does not "sufficiently significant" mean?

Although this property does not appear sufficiently significant for listing in the National Register, it is of local interest as an example of the housing stock constructed in South Mission at the turn-of-the century. Therefore, this property appears eligible for City of South Mission Landmark designation.

WHAT about the other buildings?

The property grounds also contain a barn, storage building, stable, and hay loft, which were constructed according to building permits in 1938.

WHY is it eligible for local designation?

Is it eligible for the California Register?
WHY or **WHY NOT**?

WHAT about Integrity?

WHAT is the rationale for the finding?

The Yost Apartments contribute to the French Park Historic District through its architectural style and type, which are representative of the district at the end of its period of growth and significance...1877-1945. ...



CONTEXT

In good condition, the character-defining features are substantially intact. No major alterations have occurred although windows have been reglazed.



INTEGRITY

Character-defining exterior features that should be preserved include, but may not be limited to, materials and finishes (smooth stucco siding); roof configuration, materials and treatment; courtyard plan; staircases; balconies and balconets; windows and doors including surrounds and glazing; and architectural elements such as chimneys and grilles.



**CHARACTER
DEFINING
FEATURES**

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5S1

*Resource Name or #: *Wallace House*

B1. Historic Name: *Unknown*

B2. Common Name: *Wallace House*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Queen Anne (Late Victorian)*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1897.*

March 16, 1954. Interior alteration.

March 28, 1963. Remodel interior of residence.

January 30, 1970. Room addition, 12 x 17, and carport.

February 10, 1970. Addition to residence.

May 4, 1978. Plastic spa and wood deck.

November 4, 1981. Solar domestic panels.

August 1, 1983. Add bedroom and spiral stairs.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None.

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1880-1946* Property Type: *Single-family Residence* Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Wallace House is significant as a distinctive example of the vernacular Queen Anne (Late Victorian) style that was typical of many southern California agricultural communities in the first decades following settlement of the area. According to previous research, this house was constructed in 1897, probably as a ranch house associated with one of the many citrus groves on the outskirts of town. It has been suggested that the house was moved to its current site sometime prior to the 1922 opening of Fairmont Avenue, although no supporting documentation has been discovered (Santa Ana Historic Register Application Form, 1983). In 1977 owner James Wallace began work on interior restoration of the home.

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange. The

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

City of Santa Ana Building Permits

Santa Ana History Room Collection, Santa Ana Public Library

Sanborn Maps

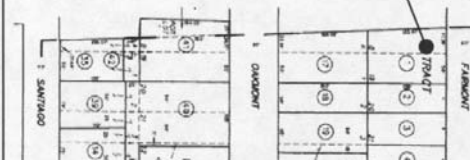
(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: *Leslie J. Heumann*

Sketch Map

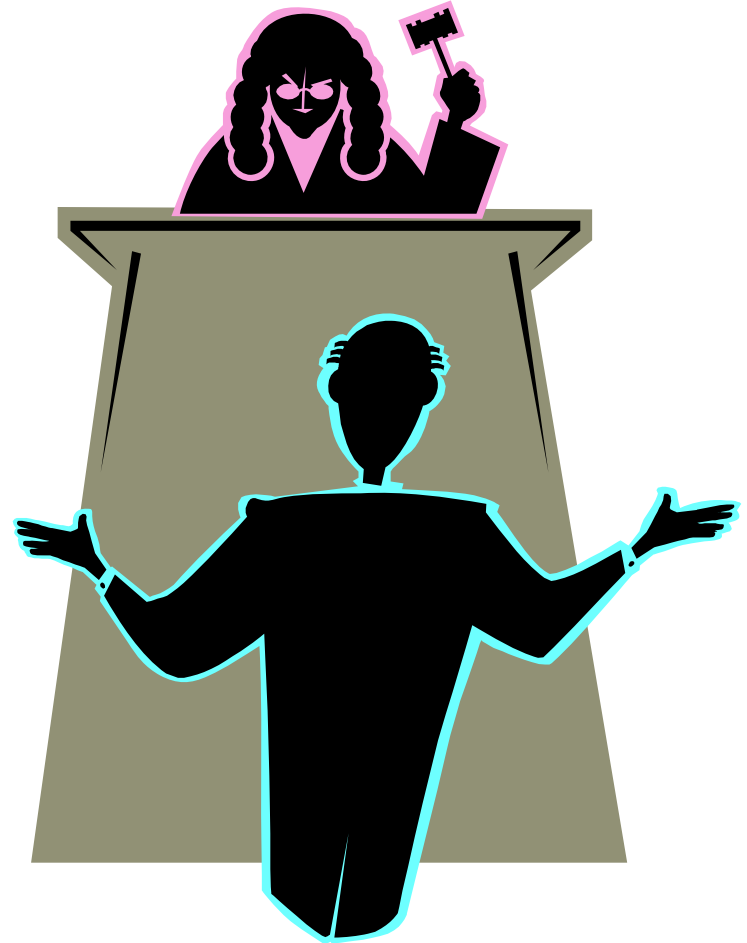
Wallace House
2422 N. Fairmont



STATEMENT OF SIGNIFICANCE

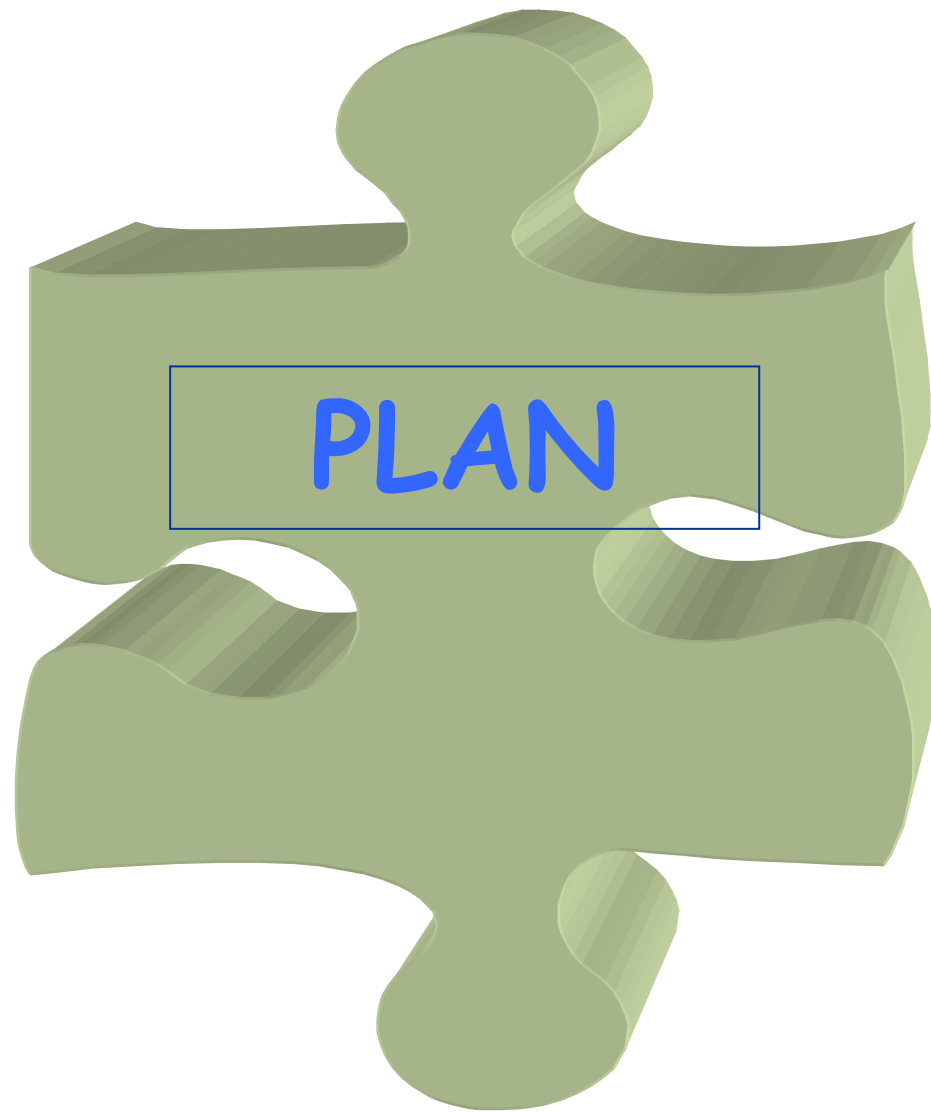
(DPR 523 B -- B10)

- Explain *why* the resource *is/is not important* in relation to its *historic context(s)*.
- Make the *strongest possible case* using historical and/or architectural *analysis*.
- Provide an *analysis* of the integrity.
- Provide a clear rationale to *support the finding*.- assigned status code
- Needs to be *defensible*.



California Historical Resource Status Codes

1	Properties listed in the National Register (NR) or the California Register (CR)
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2	Properties determined eligible for listing in the National Register (NR) or the California Register (CR)
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3	Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4	Appears eligible for National Register (NR) or California Register (CR) through other evaluation
4CM	Master List - State Owned Properties – PRC §5024.
5	Properties Recognized as Historically Significant by Local Government
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
6	Not Eligible for Listing or Designation as specified
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7	Not Evaluated for National Register (NR) or California Register(CR) Listing or Designation or Needs Reevaluation
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific condition
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.



PUTTING IT ALL TOGETHER

- HISTORICAL CONTEXTS
- SURVEY DATA
- INVENTORY*
- SURVEY REPORT
- RECOMMENDATIONS
- REVIEW
- "ADOPTION"
- INTEGRATION



* ALL identified and evaluated resources

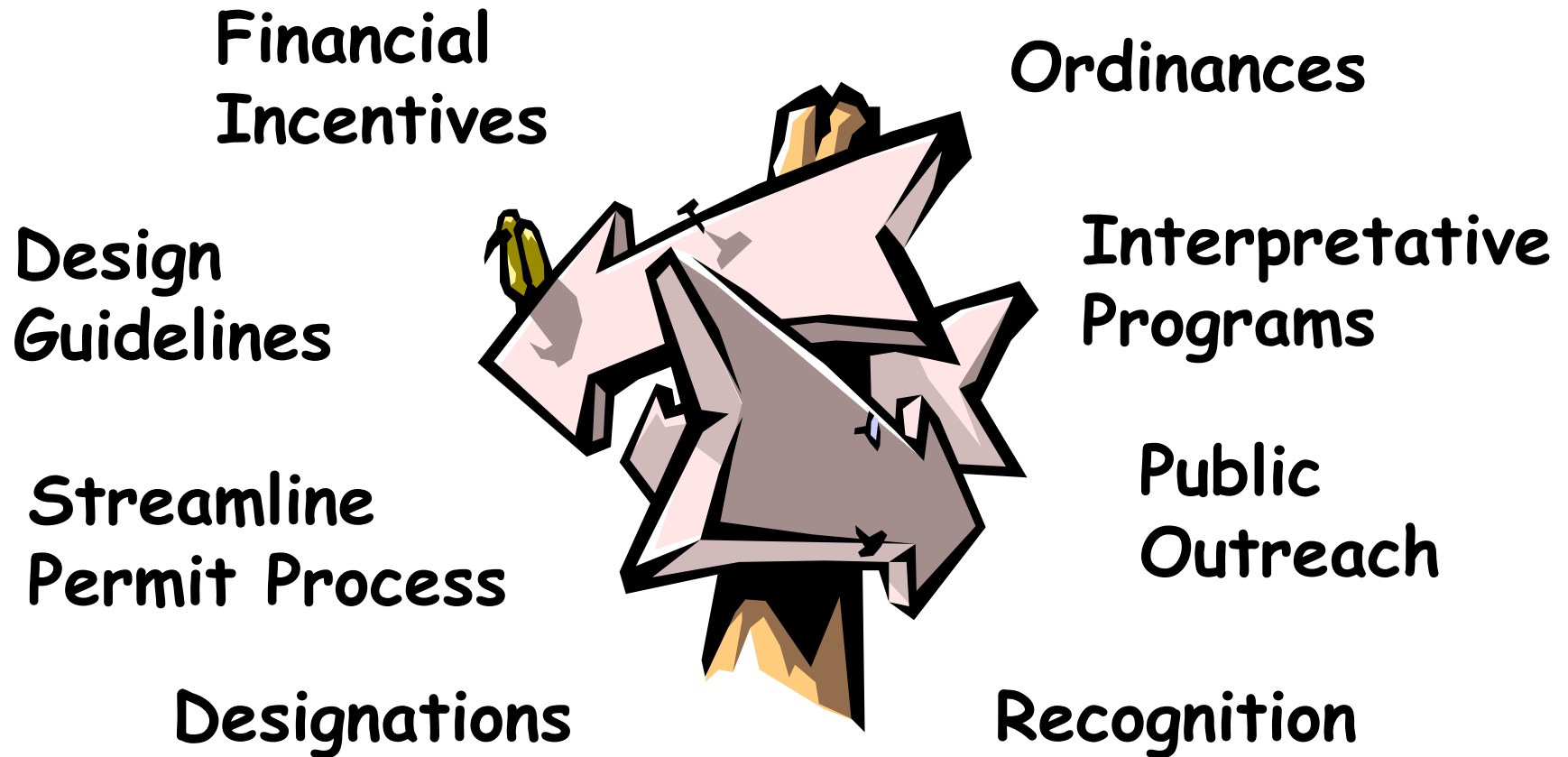
GOALS OF PRESERVATION PLANNING



- Identify
- Evaluate
- Register
- Treat

The full range of properties
representing each context

PLANNING - USING SURVEYS



Provide Direction for Preservation Strategies

"Best Practices"

- **Define** Survey Area - Rationale
- **Develop** Preliminary Historic **Context** based on Historical Events or Patterns of Development
- **Identify** Resources
 - NEIGHBORHOOD OR POTENTIAL DISTRICT
 - THEMATIC - PROPERTY TYPES
- **Refine** Contexts Linking Built Environment to Community's History
- **Evaluate** Resources
- **Plan** treatments & further survey work

REMEMBER...

SURVEYS PROVIDE CLUES

- What resources exist?
- Where are the resources are located?
- Why are they significant?
- How does each need to be treated?
- ***Revisit, Reevaluate***



SURVEYS

SNAPSHOT IN TIME



**Not the whole
picture!**



For More Information:

- "Guidelines for Local Surveys: A Basis for Preservation Planning," *National Register Bulletin 24*, <http://www.cr.nps.gov/nr/publications/bulletins/nrb24/>
- Archeology and Historic Preservation: *Secretary of the Interior's Standards and Guidelines* http://www.cr.nps.gov/local-law/arch_stnds_0.htm
- Office of Historic Preservation www.ohp.parks.ca.gov

Contact:

- Marie Nelson
- Survey Coordinator
- Office of Historic Preservation
- 916-653-9514
- mnelson@parks.ca.gov